

IN RE: PETITIONS FOR SPECIAL HEARING,  
SPECIAL EXCEPTION & VARIANCE -  
W/S Pleasant Hill Road, 900' N of the c/l  
Easter Court  
(346 Pleasant Hill Road)  
4<sup>th</sup> Election District  
3<sup>rd</sup> Council District

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 02-380-SPHXA

Louis E. Fritz, Sr., et ux  
Petitioners

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception and Variance filed by the owners of the subject property, Louis E. Fritz, Sr., and his wife, Mary Jane Fritz, through their attorney, Michael B. Sauer, Esquire. The Petitioners request a special exception for a service garage (vehicle storage, rental and towing) in an "ML-IM" zone, and a special hearing to confirm approval of the incidental sale of used vehicles as an accessory use in the operation of a used vehicle rental business. In addition, the Petitioners request variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.4.A to permit a two-way driveway with a width as narrow as 10 feet in lieu of the required 20 feet; from Section 409.8.A.2 to permit an access driveway and car rental lot with stone paving in lieu of the required durable and dustless surface; from Section 405.A.2 to permit disabled vehicle storage on a lot with stone paving in lieu of the required permanent all-weather materials; from Section 409.8.A.6 to permit parking spaces to be unstriped in lieu of the required permanent striping; from Section 255.1 to permit side yard setbacks of 10 feet, 12 feet and 19 feet, in lieu of the required 30 feet for Buildings A, B and C, respectively, and rear yard setbacks of 21 feet, 23 feet, and 2 feet in lieu of the required 30 feet for Buildings B, C and D, respectively; and from Sections 255.1 and 102.2 to permit between building setbacks of 2 feet between Buildings B and C, and 25 feet between Buildings C and D and Buildings A and D in lieu of the minimum required 60 feet between each. The subject property and requested relief are more particularly

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By

described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Louis Fritz, Sr., property owner, and his son, Louis Fritz, Jr., who is also involved in the business; Charles R. Crocken, the Professional Engineer who prepared the site plan; and, Michael B. Sauer, Esquire, attorney for the Petitioners. Appearing as an interested party on behalf of adjacent property owners was Arthur Adler. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the west side of Pleasant Hill Road, just south of its intersection with Red Run Boulevard in Owings Mills. The property is a flag-shaped lot and vehicular access thereto is by way of a driveway located through the stem of the property accessing Pleasant Hill Road. The property contains 1.3931 acres in area, zoned M.L.-I.M. and has historically been used for commercial purposes. In addition to this parcel, Mr. & Mrs. Fritz own three abutting lots which front on Pleasant Hill Road. These lots are used residentially and total approximately 3.0 acres in area. As shown on the site plan, there are three single family dwellings (one on each lot) with related accessory structures. Apparently, Mr. Fritz acquired these properties on a piecemeal basis.

The issue in the instant case relates to the use of the 1.3931-acre parcel. Mr. Fritz testified that he has owned and operated the business known as Pikesville Auto Towing and Rental since 1966. The business formerly operated in Reisterstown; however, was recently relocated to the subject property. Although body and fender work was performed at its previous location in Reisterstown, Mr. Fritz indicated that the scope of the business has narrowed since its relocation. There is no body and fender work done on the subject property and the main focus of the business at this location is the towing and storage operation. In this regard, Mr. Fritz has been licensed to tow vehicles in Baltimore County for nearly 40 years. He maintains four tow trucks on the subject property and indicated that he tows anywhere from 2 to 10 vehicles per day; 4 vehicles per day on average. Mr. Fritz is called by the Baltimore County Police to remove vehicles involved in automobile accidents or abandoned. Generally, they are towed to the site and stored until

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By [Signature]

reclaimed by the owners. Frequently, they will be towed from the site to off-site repair shops. In addition to the towing business, Mr. Fritz also rents used cars from the property. He typically maintains anywhere from 15 to 40 rental cars in his fleet. They are frequently leased on a daily or weekly basis to people whose cars have been damaged in accidents. Mr. Fritz indicated that there are no mechanical repairs done on the property, but for the servicing of the rental cars. That is, although relief is requested for a service garage, the business does not do automotive repairs or maintenance work on vehicles other than those that are in the rental fleet. In addition to the towing and rental business, Mr. Fritz also has a limited sales operation. Often, a car from the rental fleet is sold to an individual who has leased that vehicle.

In addition to the testimony offered by Mr. Fritz, testimony was also received from Charles Crocken, the engineer who prepared the site plan. Mr. Crocken described the overall tract, which is actually a combination of three separate lots. As noted above, the lots adjacent to Pleasant Hill Road are used residentially. The rear portion of the tract which totals approximately 1.3931 acres, is utilized for Mr. Fritz' business. The rear of the property is actually divided into several distinct areas. The first is a vehicle storage area, which is used to store vehicles that are towed to the premises. As shown on the plan, this area contains approximately .370 acres and features an 8-foot chain link fence around the perimeter for security of the vehicles.

The second area of the rear portion of the lot is used for the storage of rental vehicles. That area is likewise shown on the plan and contains .426 acres in area. The third area of the rear portion of the property is .4882 acres in area and is improved with a building, which contains both a business office and living quarters. There is also an existing garage and an open shed.

Following the hearing, I visited the site. The property is located within the Owings Mills community. Nearby and adjacent properties have recently been redeveloped with Class A office buildings. In this regard, Mr. Adler expressed some concerns at the hearing regarding potential adverse impacts caused by the subject use on the surrounding locale. I noted the topography of the land is such that the site sits lower than the major nearby intersection of Pleasant Hill Road and Red Run Boulevard. Indeed, the parcel is separated from Red Run Boulevard (a

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BY [Signature]

major connecting road in this locale), by a parcel owned by Baltimore County. In my view, the change in grade and existing vegetation provide a significant buffer from the activities that occur on the site.

Turning first to the Petition for Special Exception, I am persuaded that same should be granted, with certain restrictions. The testimony and evidence offered was persuasive that the proposed use can be conducted on this site without detrimental impacts to the health, safety and general welfare of the locale. It is to be particularly noted that the service garage definition found in Section 101 of the B.C.Z.R. permits a wide number of uses. These include the storage, equipping, repair, and rental, etc. of motor vehicles. As noted above, Mr. Fritz' business is limited and does not encompass all of the activities described in that definition. A restriction permitting only the activities that comprise his business is appropriate.

As to the Petition for Special Hearing, relief is requested to approve the incidental sale of vehicles as an accessory use to the used vehicle rental business. Again, based on the testimony and evidence presented, it is clear that the sale of vehicles from this site is accessory and not a primary activity. The number of sales are limited and the vehicles sold largely come from Mr. Fritz' rental fleet. This is not a new or used car sales operation. As an accessory use incidental to the primary activity of renting cars and the towing business, the use may continue.

Finally, a series of variances are requested. It is to be noted that all of these variances involve internal lot lines or relate to existing conditions. As noted above, the overall tract actually encompasses three separate parcels which were acquired piecemeal by Mr. Fritz. Additionally, the buildings have existed for many years and there is no new construction planned. Due to these circumstances I am persuaded that variance relief should be granted. The property is surely unique by virtue of its topography and the fact that Mr. Fritz has accumulated adjacent lots and combined same into one overall tract. With proper screening, the activity on the site is appropriate and variance relief can be granted.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held and for the reasons set forth herein, the relief requested shall be granted.

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Date 5/31/02  
BY [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31<sup>st</sup> day of May, 2002 that the Petition for Special Exception for a service garage (vehicle storage, rental and towing) in an "ML-IM" zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to confirm approval of the incidental sale of used vehicles as an accessory use in the operation of a used vehicle rental business, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.4.A to permit a two-way driveway with a width as narrow as 10 feet in lieu of the required 20 feet; from Section 409.8.A.2 to permit an access driveway and car rental lot with stone paving in lieu of the required durable and dustless surface; from Section 405.A.2 to permit disabled vehicle storage on a lot with stone paving in lieu of the required permanent all-weather materials; from Section 409.8.A.6 to permit parking spaces to be unstriped in lieu of the required permanent striping; from Section 255.1 to permit side yard setbacks of 10 feet, 12 feet and 19 feet, in lieu of the required 30 feet for Buildings A, B and C, respectively, and rear yard setbacks of 21 feet, 23 feet, and 2 feet in lieu of the required 30 feet for Buildings B, C and D, respectively; and from Sections 255.1 and 102.2 to permit between building setbacks of 2 feet between Buildings B and C, and 25 feet between Buildings C and D and Buildings A and D in lieu of the minimum required 60 feet between each, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) There shall be no body or fender work performed on the premises.
- 3) There shall be no mechanical repair or maintenance of vehicles on the subject site except those owned by Mr. Fritz which are part of the rental

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Date 5/31/02  
By [Signature]

fleet or are to be sold in connection with the incidental sale of used cars, pursuant to the special exception relief granted herein.

- 4) There shall be no more than 15 vehicles sold per month and the Petitioner shall keep accurate records of all sales for inspection, upon request, by a representative of the Code Enforcement Division of DPDM.
- 5) The Petitioner shall be limited to one sign advertising the use, located adjacent to Pleasant Hill Road. Said sign shall be substantially in accordance with the sign detail shown on the plan and in compliance with the sign regulations set forth in the B.C.Z.R.
- 6) Petitioner shall submit a landscape plan for review and approval by the Office of Planning. Said plan shall incorporate existing vegetation, fencing and screening and use of the topography. The main focus of the landscape plan shall be to buffer visibility of the use from traffic on Red Run Boulevard on the north side of the property, and to the south and west along the border of the property owned by Red Run and Associates.
- 7) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

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Date 5/31/02  
By [Signature]



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

May 31, 2002

Michael B. Sauer, Esquire  
401 Washington Avenue, Suite 802  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE  
W/S Pleasant Hill Road, 900' N of the c/l Easter Court  
(346 Pleasant Hill Road)  
4<sup>th</sup> Election District – 3<sup>rd</sup> Council District  
Louis E. Fritz, Sr., et ux - Petitioners  
Case No. 02-380-SPHXA

Dear Mr. Sauer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception and Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Louis E. Fritz, Sr.  
503 Sunfield Court, Reisterstown, Md. 21136  
Mr. Charles R. Crocken, P.O. Box 307, Westminster, Md. 21157  
Mr. Arthur Adler, 100 Painters Mill Road, Suite 900, Owings Mills, Md. 21117  
Office of Planning; Code Enforcement Division, DPDM; People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at 346 Pleasant Hill Road  
which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

\* See Item #2 of Summary Attached

Property is to be posted and advertised as prescribed by the zoning regulations.  
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

NONE  
Name - Type or Print  
Signature  
Address Telephone No.  
City State Zip Code

### Legal Owner(s):

Louis E. Fritz, Sr.  
Name - Type or Print  
Signature  
Mary Jane Fritz  
Name - Type or Print  
Signature  
503 Sunfield Court (410) 833-4113  
Address Telephone No.  
Reisterstown, Maryland 21136  
City State Zip Code

### Representative to be Contacted:

Louis E. Fritz, Jr.  
Name  
346 Pleasant Hill Road (410) 363-009  
Address Telephone No.  
Owings Mills, Maryland 21117  
City State Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By BR Date 3/11/02

### Attorney For Petitioner:

Michael B. Sauer, Esquire  
Name - Type or Print  
Signature  
Company  
401 Washington Avenue, Suite 802  
Address Telephone No.  
Towson, Maryland 21204 (410) 296-2151  
City State Zip Code

Case No. 02-380-SPHXA

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Date 2/3/02  
B

2/21/98



## SUMMARY OF ZONING REQUESTS;

1. SPECIAL EXCEPTION IS REQUESTED TO PERMIT A SERVICE GARAGE, (VEHICLE STORAGE, RENTAL AND TOWING) IN A "ML-IM" ZONE.
- \* 2. ~~SPECIAL HEARING IS REQUESTED TO CONFIRM APPROVAL FOR THE SALE OF INCIDENTAL USED VEHICLES AS AN ACCESSORY USE IN THE OPERATION OF A USED VEHICLE RENTAL BUSINESS.~~
3. A VARIANCE IS REQUESTED FROM BCZR SECTION 409.4.A TO PERMIT A TWO-WAY DRIVEWAY WITH A WIDTH AS NARROW AS 10 FT. IN LIEU OF THE REQUIRED 20 FT.
4. A VARIANCE IS REQUESTED FROM BCZR SECTION 409.8.A.2 TO PERMIT AN ACCESS DRIVEWAY AND CAR RENTAL LOT WITH STONE PAVING IN LIEU OF THE REQUIRED DURABLE AND DUSTLESS SURFACE.
5. A VARIANCE IS REQUESTED FROM BCZR SECTION 405.A.2 TO PERMIT DISABLED VEHICLE STORAGE ON A LOT WITH STONE PAVING IN LIEU OF THE REQUIRED PERMANENT ALL-WEATHER MATERIALS.
6. A VARIANCE IS REQUESTED FROM BCZR SECTION 409.8.A.6 TO ALLOW PARKING SPACES TO BE UNSTRIPED IN LIEU OF PERMANENT STRIPING, ON AREAS NOT PAVED WITH PERMANENT MATERIALS.
7. VARIANCES ARE REQUESTED FROM BCZR SECTION 255.1 FOR THE FOLLOWING STRUCTURES TO PERMIT SIDE YARD SETBACKS OF 10 FT., 12 FT. AND 19 FT. TO LOT LINES IN LIEU OF 30 FT. FOR BLDGS. A, B, & C RESPECTIVELY.
8. VARIANCES ARE REQUESTED FROM BCZR SECTION 255.1 FOR THE FOLLOWING STRUCTURES TO PERMIT REAR YARD SETBACKS OF 21 FT., 23 FT., AND 2 FT., IN LIEU OF 30 FT. FOR BLDGS. B, C & D RESPECTIVELY.
9. VARIANCES ARE REQUESTED FROM BCZR SECTION 255.1 AND 102.2 TO PERMIT BETWEEN BLDG SETBACKS OF 2 FT. BETWEEN BLDGS. B & C, AND 25 FT. BETWEEN BLDGS. C & D AND BLDGS. A & D IN LIEU OF THE MINIMUM REQUIRED 60 FT.

## ZONING HISTORY

ZONING VIOLATION CITATION # 01-7769 DATE ISSUED 12/04/01

FRITZ SUMMARY

ORDER RECEIVED FOR FILING

Date

By

# 380



# Petition for Special Exception

## to the Zoning Commissioner of Baltimore County

for the property located at 346 Pleasant Hill Road

which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

\* ( see Item #1 of Summary Attached)

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

NONE

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

### Attorney For Petitioner:

Michael B. Sauer, Esquire

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

### Legal Owner(s):

Louis E. Fritz, Sr.

Name - Type or Print

Signature

Mary Jane Fritz

Name - Type or Print

Signature

503 Sunfield Court (410) 833-4113

Address

Telephone No.

Reisterstown, Maryland

21136

City

State

Zip Code

### Representative to be Contacted:

Louis E. Fritz, Jr.

Name

346 Pleasant Hill Road (410) 363-0091

Address

Telephone No.

Owings Mills, Maryland 21117

City

State

Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

BR

Date

3/11/02

02-380-SPHXA

ORDER RECEIVED FOR FILING

Date

By

## SUMMARY OF ZONING REQUESTS;

- \* ~~1. SPECIAL EXCEPTION IS REQUESTED TO PERMIT A SERVICE GARAGE (VEHICLE STORAGE, RENTAL AND TOWING) IN A "ME-IM" ZONE.~~
2. SPECIAL HEARING IS REQUESTED TO CONFIRM APPROVAL FOR THE SALE OF INCIDENTAL USED VEHICLES AS AN ACCESSORY USE IN THE OPERATION OF A USED VEHICLE RENTAL BUSINESS.
  3. A VARIANCE IS REQUESTED FROM BCZR SECTION 409.4.A TO PERMIT A TWO-WAY DRIVEWAY WITH A WIDTH AS NARROW AS 10 FT. IN LIEU OF THE REQUIRED 20 FT.
  4. A VARIANCE IS REQUESTED FROM BCZR SECTION 409.8.A.2 TO PERMIT AN ACCESS DRIVEWAY AND CAR RENTAL LOT WITH STONE PAVING IN LIEU OF THE REQUIRED DURABLE AND DUSTLESS SURFACE.
  5. A VARIANCE IS REQUESTED FROM BCZR SECTION 405.A.2 TO PERMIT DISABLED VEHICLE STORAGE ON A LOT WITH STONE PAVING IN LIEU OF THE REQUIRED PERMANENT ALL-WEATHER MATERIALS.
  6. A VARIANCE IS REQUESTED FROM BCZR SECTION 409.8.A.6 TO ALLOW PARKING SPACES TO BE UNSTRIPED IN LIEU OF PERMANENT STRIPING, ON AREAS NOT PAVED WITH PERMANENT MATERIALS.
  7. VARIANCES ARE REQUESTED FROM BCZR SECTION 255.1 FOR THE FOLLOWING STRUCTURES TO PERMIT SIDE YARD SETBACKS OF 10 FT., 12 FT. AND 19 FT. TO LOT LINES IN LIEU OF 30 FT. FOR BLDGS. A, B, & C RESPECTIVELY
  8. VARIANCES ARE REQUESTED FROM BCZR SECTION 255.1 FOR THE FOLLOWING STRUCTURES TO PERMIT REAR YARD SETBACKS OF 21 FT., 23 FT., AND 2 FT., IN LIEU OF 30 FT. FOR BLDGS. B, C & D RESPECTIVELY.
  9. VARIANCES ARE REQUESTED FROM BCZR SECTION 255.1 AND 102.2 TO PERMIT BETWEEN BLDG SETBACKS OF 2 FT. BETWEEN BLDGS. B & C, AND 25 FT. BETWEEN BLDGS. C & D AND BLDGS. A & D IN LIEU OF THE MINIMUM REQUIRED 60 FT.

## ZONING HISTORY

ZONING VIOLATION CITATION # 01-7769 DATE ISSUED 12/04/01

FRITZ SUMMARY

ORDER RECEIVED FOR FILING

Date

By

#380



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 346 Pleasant Hill  
which is presently zoned ML-IM Road

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

\* (See Zoning Summary Items 3 thru 9 Attached)

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

**Contract Purchaser/Lessee:**

NONE

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

**Attorney For Petitioner:**

Michael B. Sauer

Name - Type or Print

Signature

Company

Address

Telephone No.

401 Washington Avenue, Suite 802  
Towson, Maryland 21204

(410) 296-2151

State

Zip Code

**Legal Owner(s):**

Louis E. Fritz, Sr.

Name - Type or Print

Signature

Mary Jane Fritz

Name - Type or Print

Signature

503 Sunfield Court (410) 833-4113

Address

Telephone No.

Reisterstown, Maryland 21136

City

State

Zip Code

**Representative to be Contacted:**

Louis E. Fritz, Jr.

Name

346 Pleasant Hill Road (410) 363-

Address

Telephone No.

Owings Mills, MD 21117

0091

City

State

Zip Code

**OFFICE USE ONLY**

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BK Date 3/11/02

ORDER RECEIVED FOR FILING

Date  
By

Case No. 02-380-SPHXA

220 9/15/98

## SUMMARY OF ZONING REQUESTS;

1. SPECIAL EXCEPTION IS REQUESTED TO PERMIT A SERVICE GARAGE, (VEHICLE STORAGE, RENTAL AND TOWING) IN A "ML-IM" ZONE.
2. SPECIAL HEARING IS REQUESTED TO CONFIRM APPROVAL FOR THE SALE OF INCIDENTAL USED VEHICLES AS AN ACCESSORY USE IN THE OPERATION OF A USED VEHICLE RENTAL BUSINESS.
3. A VARIANCE IS REQUESTED FROM BCZR SECTION 409.4.A TO PERMIT A TWO-WAY DRIVEWAY WITH A WIDTH AS NARROW AS 10 FT. IN LIEU OF THE REQUIRED 20 FT.
4. A VARIANCE IS REQUESTED FROM BCZR SECTION 409.8.A.2 TO PERMIT AN ACCESS DRIVEWAY AND CAR RENTAL LOT WITH STONE PAVING IN LIEU OF THE REQUIRED DURABLE AND DUSTLESS SURFACE.
5. A VARIANCE IS REQUESTED FROM BCZR SECTION 405.A.2 TO PERMIT DISABLED VEHICLE STORAGE ON A LOT WITH STONE PAVING IN LIEU OF THE REQUIRED PERMANENT ALL-WEATHER MATERIALS.
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## ZONING HISTORY

ZONING VIOLATION CITATION # 01-7769 DATE ISSUED 12/04/01

FRITZ SUMMARY

ORDER RECEIVED FOR FILING  
Date 5/31/12  
By KRP

**CHARLES R. CROCKEN & ASSOCIATES, INC.**

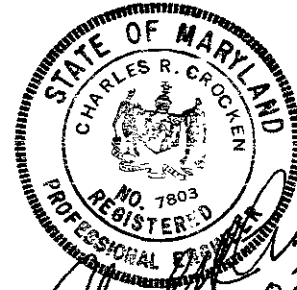
CIVIL ENGINEERING—LAND PLANNING

P.O. Box 307

Westminster, MD. 21158

ZONING DESCRIPTION FOR  
PIKESVILLE AUTO TOWING AND RENTAL

BEGINNING AT A POINT ON THE WEST SIDE OF PLEASANT HILL ROAD 85 FEET SOUTH OF THE INTERSECTION OF RED RUN BLVD. AND PLEASANT HILL ROAD THENCE 1.) S13°31'04"W – 16.02' TO A POINT THENCE 2.) N79°00'34"W – 291.35' TO A POINT THENCE 3.) S16°14'36"W – 247.94' TO A POINT THENCE 4.) N69°14'56"W – 215.15' TO A POINT THENCE 5.) N10°13'23"E – 226.44' TO A POINT THENCE 6.) S79°00'34"E – 529.83' TO THE POINT OF BEGINNING CONTAINING 1.38 ACRES OF LAND MORE OR LESS.



*Charles R. Crocken*  
3-7-02

**CHARLES R. CROCKEN & ASSOCIATES, INC.**

Civil Engineering and Land Planning

P.O. BOX 307

WESTMINSTER, MARYLAND, 21158

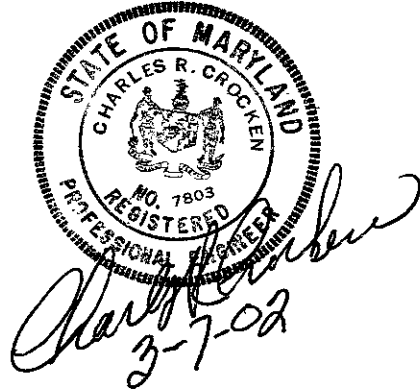
ZONING DESCRIPTION FOR  
LOUIS AND MARY JANE FRITZ PROPERTY  
346, 400 AND 402 PLEASANT HILL ROAD

BEGINNING AT A POINT ON THE WEST SIDE OF PLEASANT HILL ROAD 85 FEET SOUTH OF  
THE INTERSECTION OF RED RUN BLVD. AND PLEASANT HILL ROAD THE FOLLOWING  
FOUR COURSES AND DISTANCES

- 1.) S 13 31'04" W 314.96 FEET TO A POINT
- 2.) N 69 13'56" W 519.64 FEET TO A POINT
- 3.) N 10 01'04" E 226.43 FEET TO A POINT
- 4.) S 79 00'34" E 529.83 FEET TO THE POINT OF BEGINNING

CONTAINING 3.2449 ACRES OF LAND MORE OR LESS.

FRITZ/PROP/DES



**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

No. **11131**

DATE 3/11/02 ACCOUNT Recd. 006-6150

AMOUNT \$ 650.00

RECEIVED FROM: D. Kessville Auto & Body

FOR: Special Franchise, Special Hearing & Conference

DISTRIBUTION  
 WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

143 # 380

**PAID RECEIPT**

PAYMENT ACTUAL TIME  
 3/11/2002 3/11/2002 15:09:19  
 REG 4804 CASHIER DEB DMD DPMER 2  
 DEPT 5 528 ZONING VERIFICATION  
 RECEIPT # 17761  
 CR NO. 01131

Receipt Tot 650.00  
 650.00 OK  
 Baltimore County, Maryland

**CASHIER'S VALIDATION**



# NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows.

Case: #02-380-SPHXA  
346 Pleasant Hill Road

W/S Pleasant Hill Road, 900' N centerline Easter Court  
4th Election District- 3rd Councilmanic District  
Legal Owner(s): Louis E., Sr. & Mary Jane Fritz

**Special Exception:** to permit a service garage. **Special Hearing:** to permit the incidental sale of a limited number of used vehicles as an accessory use. **Variance:** to permit a two-way driveway as narrow as 10 feet in lieu of the required 20 feet; to permit an access driveway and car rental lot with stone paving in lieu of the required durable and dustless surface; to permit disabled vehicle storage on a lot with stone paving in lieu of the required permanent all-weather materials; to allow parking spaces to be unstriped in lieu of permanent striping; to permit side yard setbacks of 10 feet, 12 feet and 19 feet in lieu of 30 feet for Buildings A, B, C, to permit rear yard setbacks of 21 feet, 23 feet and 2 feet in lieu of the 30 feet for Buildings B, C, & D, to allow between building setbacks of 2 feet between buildings B & C and 25 feet between buildings C & D and buildings A & D in lieu of the minimum required 60 feet.  
**Hearing: Wednesday, May 8, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue.**

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/4/750 April 23, 0534082

## CERTIFICATE OF PUBLICATION

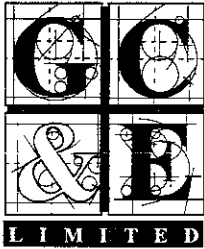
4/25/2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/23/2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*S. Wilkins*

LEGAL ADVERTISING



# Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286  
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

## CERTIFICATE OF POSTING

RE: CASE # 02-380-SPHXA  
PETITIONER/DEVELOPER:  
Louis E. Fritz, Sr.  
Mary Jane Fritz  
DATE OF HEARING:  
May 8, 2002

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY  
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

### LOCATION:

West side of Pleasant Hill Road, 900' North of the  
centerline of Easter Court

DATE: April 22, 2002

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD  
SUITE 100  
320 EAST TOWSONTOWN BLVD  
TOWSON, MARYLAND 21286  
410-823-4470 PHONE  
410-823-4473 FAX

### ZONING NOTICE

CASE # 02-380-SPHXA  
A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: Room 407 County Office Building  
401 E. Chesapeake Ave., Towson, MD

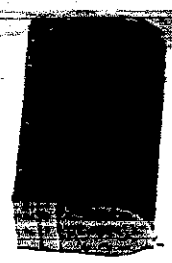
TIME & DATE: 5:00 am Wednesday, May 8, 2002

Special Exception to permit a service garage, Special Exception to permit the installation of a second story of a wood building on an accessory lot, ...

POSTED ON: APRIL 19, 2002



346



Pikesville Auto  
↓



DEPARTMENT OF PERMITS AND DEVELOPMENT  
MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING  
HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

---

For Newspaper Advertising.

Item Number or Case Number 02-380-SPHXA  
Petitioner LOUIS FRITZ, SR. & MARY JANE FRITZ  
Address or Location 503 SUNFIELD CT., REISTERSTOWN 21136-6113.

PLEASE FORWARD ADVERTISING BILL TO

Name LOUIS FRITZ, SR.  
Address 503 SUNFIELD CT.  
REISTERSTOWN, MD  
21136-6113.  
Telephone Number (410) 833-4113 Hm  
(410) 363-0091 OFF.

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, April 23, 2002 Issue – Jeffersonian

Please forward billing to:

Louis Fritz Sr  
503 Sunfield Court  
Reisterstown MD 21136

410 363-0091

---

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-380-SPHXA  
346 Pleasant Hill Road  
W/S Pleasant Hill Road, 900' N centerline Easter Court  
4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Louis E., Sr. & Mary Jane Fritz

Special Exception to permit a service garage. Special Hearing to permit the incidental sale of a limited number of used vehicles as an accessory use. Variance to permit a two-way driveway as narrow as 10 feet in lieu of the required 20 feet, to permit an access driveway and car rental lot with stone paving in lieu of the required durable and dustless surface, to permit disabled vehicle storage on a lot with stone paving in lieu of the required permanent all-weather materials, to allow parking spaces to be unstriped in lieu of permanent stripping, to permit side yard setbacks of 10 feet, 12 feet and 19 feet in lieu of 30 feet for Buildings A, B, C, to permit rear yard setbacks of 21 feet, 23 feet and 2 feet in lieu of the 30 feet for Buildings B, C, & D, to allow between building setbacks of 2 feet between buildings B & C and 25 feet between buildings C & D and buildings A & D in lieu of the minimum required 60 feet.

HEARING: Wednesday, May 8, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

April 2, 2002

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-380-SPHXA  
346 Pleasant Hill Road  
W/S Pleasant Hill Road, 900' N centerline Easter Court  
4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
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Special Exception to permit a service garage. Special Hearing to permit the incidental sale of a limited number of used vehicles as an accessory use. Variance to permit a two-way driveway as narrow as 10 feet in lieu of the required 20 feet, to permit an access driveway and car rental lot with stone paving in lieu of the required durable and dustless surface, to permit disabled vehicle storage on a lot with stone paving in lieu of the required permanent all-weather materials, to allow parking spaces to be unstriped in lieu of permanent stripping, to permit side yard setbacks of 10 feet, 12 feet and 19 feet in lieu of 30 feet for Buildings A, B, C, to permit rear yard setbacks of 21 feet, 23 feet and 2 feet in lieu of the 30 feet for Buildings B, C, & D, to allow between building setbacks of 2 feet between buildings B & C and 25 feet between buildings C & D and buildings A & D in lieu of the minimum required 60 feet.

HEARING: Wednesday, May 8, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon GDL  
Director

C: Michael B Sauer Esquire, 401 Washington Avenue, Ste 802, Towson 21204  
Mr. & Mrs. Louis E Fritz Sr, 503 Sunfield Court, Reisterstown 21136  
Louis E Fritz Jr, 346 Pleasant Hill Road, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 23, 2002.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

May 3, 2002

Michael B. Sauer, Esquire  
401 Washington Avenue  
Suite 802  
Towson, MD 21204

Dear Mr. Sauer:

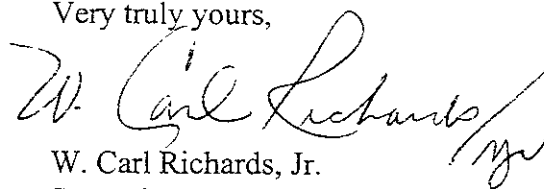
RE: Case Number: 02-380 SPHXA , 346 Pleasant Hill Road Owings Mill 21117

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 3/11/02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

  
W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: Mr. & Mrs. Louis E. Fritz, Sr. 503 Sunfield Court Reisterstown 21136  
Louis E. Fritz Jr. 346 Pleasant Hill Road Owings Mills 21117  
People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





Baltimore County  
Fire Department

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 25, 2002

Item No.: 380

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File  
COUNTY REVIEW GROUP MEETING{PRIVATE }

### County Review Group comments

1. The fire marshal's office has no comments at this time.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

MAY 6

FROM: R. Bruce Seeley *RS/TGT*

DATE: April 30, 2002

Zoning Advisory Committee Meeting of March 25, 2002

**SUBJECT:** NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

378, 379, (380), 383, 384, 385, 386, 387, 389, 390, 392, 395, 396, 397, 399

HJ  
5/8

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** April 30, 2002


**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

APR 30 2002

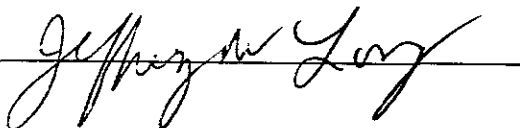
**SUBJECT:** Zoning Advisory Petition(s): Case(s) 02-360, 02-380, 02-410, 02-427, 02-431,  
02-434, and, 02-442

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL:MAC



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 3 - 26 - 02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 380 BR

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

*/s/* Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR SPECIAL EXCEPTION  
PETITION FOR VARIANCE

346 Pleasant Hill Road, W/S Pleasant Hill Rd,  
900' N of c/l Easter Ct  
4th Election District, 3rd Councilmanic

Legal Owner: Louis E. & Mary Jane Fritz, Sr.  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-380-SPHXA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 27<sup>th</sup> day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Michael B. Sauer, Esq., 401 Washington Avenue, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

✓

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

DATE: April 1, 2002

TO: W. Carl Richards, Jr.  
Zoning Review Supervisor

FROM: Rick Wisnom, Chief  
Division of Code Inspections & Enforcement

SUBJECT: Item No. : 380  
Case No.: 02-380-SPHXA  
Legal Owner/Petitioner: Mary Jane Fritz & Louis E. Fritz

Property Address: 346 Pleasant Hill Road

Location Description: W/side Pleasant Hill Road 900 feet north centerline Easter Court

**VIOLATION INFORMATION: Case No.: 01-7769**

Please be advised that the aforementioned petition is the subject of an active violation case. **When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:**

**Author H. Adler 100 Painters Mill Rd, Ste 900, Baltimore Md 21117**

MAILED 4-3-02

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint Intake Form/Code Enforcement Officer's report and notes  
State Tax Assessment printout  
Correction Notice

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/lrs

c: Code Enforcement Officer Len Wasilewski

SENT COPY 4-3-02

ESTABLISHED 1933

# David S. Brown enterprises

100 Painters Mill Road, Suite 900  
P. O. Box 548  
Owings Mills, MD 21117  
410-363-3434 / FAX: 410-363-6758  
www.davidsbrown.com

October 29, 2001

The Honorable T. Bryan McIntire  
Courthouse  
400 Washington Avenue  
Mezzanine Level  
Towson, MD 21204

Mr. Robert Ha  
Director, Econ Development  
Baltimore County  
400 Washington Avenue  
Towson, MD 21204

RE: Red Run Boulevard

Dear Mr. McIntire and Mr. Hannon:

Last week, I had the pleasure of touring the Red Run Boulevard area and our Red Brook Corporate Center with Tim Conlon, the Director of Real Estate for Toyota Financial Services, who was in town from California. Our company and, I am sure, Baltimore County are pleased to have a tenant such as Toyota locate in the Owings Mills Growth Area. Overall, Mr. Conlon was pleased with the Red Brook Corporate Center and the progress of our building. Toyota is looking forward to taking occupancy by the end of the year.

Unfortunately, two issues arose during our tour of the area that caused him some concern. I am bringing both of these matters to your attention as they are reasonable complaints. The Red Run corridor was designed to attract tenants such as Legg Mason, ADP, Toyota and Global Payments and we need many more such companies to make the entire area a success. The two concerns raised were as follows:

As you drive up Red Run Boulevard from Owings Mills Boulevard to Red Brook Corporate Center, Mr. Conlon realized that no street lights existed on Red Run Boulevard. In addition, he noted that the general condition of the landscaping along Red Run Boulevard is deplorable. The street light issue is naturally a safety issue and everybody is conscious of these matters especially in light of the recent tragedies. As far as the lack of landscaping, trees or simple grounds maintenance along Red Run Boulevard, it effects the curb appeal of a corporate location which is important to Toyota. I hope that you can talk with the Director of Public Works to determine how quickly we could potentially erect street lights on Red Run Boulevard. In addition, can you work with the County and property owners to clean up the landscaping along Red Run Boulevard?

1/5/01  
28  
JT

Fax to: x2824  
Jim Thompson  
From: Kossie  
Lewis  
Please call  
x8027

The Honorable T. Bryan McIntire  
Courthouse  
October 29, 2001  
Page 2

Mr. Robert Hannon  
Director, Economic Development

1. As part of an overall tour of the area, I drove Mr. Conlon up to see the Legg Mason building and some of the other features of Red Run Boulevard. I pointed out to him where the future interchange, hopefully, will exist in the near future at Pleasant Hill/Dolfield Road. A surprising issue arose as we left the Legg Mason building on Redland Court and came back towards Owings Mills Boulevard. I am not sure if either one of you is aware that a company called Pikesville Auto has leased a property at the intersection of Red Run Boulevard and Pleasant Hill Road. Earlier this year, this company had a demolished car sitting out in front of their entrance with a sign on it promoting a demolition derby in the area. Now that winter is upon us and the trees are starting to thin, a "junkyard type setup" of cars is clearly visible from Red Run Boulevard at the intersection with Pleasant Hill Road. I cannot imagine that this use was in the plans for this corporate center area in Owings Mills when the County invested in Red Run Boulevard. I strongly urge that the County and the Zoning Department review this use of the property to see if there is any way that, at a minimum, the view of this used car lot can be screened from the major intersection of Red Run Boulevard and Pleasant Hill Road. As we market our buildings over the winter months, it is going to be difficult to explain away a very unattractive car lot at this prime corner. I know that Mr. McIntire was especially concerned with architecture for some proposed buildings that we had along this street and I hope that you will help change this condition.

If you have any questions concerning either of these issues or requests, please do not hesitate to contact me. As always, we appreciate your help in promoting the Red Run Corridor and the Owings Mills Growth Area in general.

Very truly yours,

  
Arthur H. Adler

Aha/jc

Cc: Howard S. Brown  
Leroy Merritt  
Sidney Emmer  
John McSherry  
Aamcintirehannon

# CODE ENFORCEMENT REPORT

NCF

DATE: 12/4/01 INTAKE BY: JHT CASE #: 01-7769 INSPEC: 10

COMPLAINT LOCATION: 346 PLEASANT Hill

ZIP CODE: 21117 DIST:

COMPLAINANT NAME: Arthur H. Adler PHONE #: (H) (W) 410-363-3434

ADDRESS: 100 PAINTERS Mill Rd, Suite 900 ZIP CODE: 21117

PROBLEM: PIKESVILLE Auto APPEARS to BE A POTENTIAL JUNK YARD OPERATION - "SEE LETTER"

IS THIS A RENTAL UNIT? YES NO

IF YES, IS THIS SECTION 8? YES NO

OWNER/TENANT INFORMATION: LOUIS E. FRITZ, SR

MARY JANE FRITZ

TAX ACCOUNT #: 04-02-022430 ZONING: ML-IM

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:





Baltimore County  
Department of Permits and  
Development Management

Code Inspections and Enforcement  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

Code Enforcement: 410-887-3351  
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620  
Electrical Inspection: 410-887-3960

ons and

Building  
Chesapeake Avenue  
Towson, MD 21204  
co.ba.md.us  
co.ba.md.us

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No.	Property No.	Zoning:
01-7769	04-02-022430	ML-IM
Name(s):	LOUIS E. FRITZ, JR. MARY JANE FRITZ	
Address:	503 SUNFIELD COURT REISTERSTOWN MD. 21136	
Violation Location:	346 PLEASANT HILL ROAD	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

101" GARAGE, SERVICE"; 102.1'; 253.2.B.  
3 - B.C.Z.R.

OPERATION OF A SERVICE GARAGE  
WITHOUT BENEFIT OF A SPECIAL  
EXCEPTION BEING GRANTED.

By the compliance date, either  
establish an appointment review  
date with Zoning Review (410-887-  
3391) to file the special exception  
petition or CEASE ALL SERVICE  
GARAGE ACTIVITIES.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before:	Date Issued:
1-4-02	12-4-01

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name
LEN WASILEWSKI J.T.

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than:	Date Issued:

INSPECTOR:

AGENCY

DATE: 12/04/2001

STANDARD ASSESSMENT INQUIRY (1)

RR1001E

TIME: 11:24:49

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE  
04 02 022430 04 2-1 07-00 N NO 09/25/01

FRITZ LOUIS E, SR

DESC-1.. IMPSSS PLEASANT HILL RD

FRITZ MARY JANE

DESC-2.. 1/8 MILE FROM TOL

503 SUNFIELD CT

PREMISE. 00346 PLEASANT HILL RD

00000-0000

REISTERSTOWN

MD 21136-6113 FORMER OWNER: HOFMEISTER JOSEPH T

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND:	44,440	44,440				
IMPV:	73,120	73,120	TOTAL..	117,560	117,560	117,560
TOTL:	117,560	117,560	PREF...	0	0	0
PREF:	0	0	CURT...	0	0	0
CURT:	0	0	EXEMPT.		0	0
DATE:	06/00	00/00				

---- TAXABLE BASIS ---- FM DATE  
02/03 ASSESS: 117,560 08/08/01  
01/02 ASSESS: 117,560 07/31/01  
00/01 ASSESS: 45,360 06/01/00

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

# RENEW, Inc.

The Randallstown Community Organization

May 5, 2002

Ref: 02-380-SPHXA

Director of Permits and Development Management  
Baltimore County  
111 W. Chesapeake Ave  
Towson, Maryland 21204

MAY 7 2002

Fax: 410 887-2824

Dear Sir,

I am writing to request that the Special Exception, Special Hearing, and the variances requested as 02-380-SPHXA be denied. The reasons are stated below:

The area in question is located in the Owings Mills Growth Area. All new construction is of a standard and style that conforms with the unique characteristics of a first class, modern business environment. To allow a facility that is so greatly going against the established style and design of the immediate business park is unfair to the existing tenants and landlords that have already invested greatly in this area.

The traffic at this intersection has steadily increased to the point that it is dangerous for tow trucks and wreckers to back onto Pleasant Hill Road whenever it is necessary for 2 vehicles to pass on the driveway. This situation will worsen as business builds throughout the area. The additional business generated by a shop and a used car sale facility and a rental car storage facility will have a negative impact on traffic using Pleasant Hill Road. The entrance to the facility is only a few feet from the corner of the intersection and will create a dangerous condition for all vehicles crossing near the intersection.

# RENEW, Inc.

The Randallstown Community Organization

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The use of a stone surface that is neither dustless, durable and permanent is an area of concern. While it is true that there is plenty of dust and dirt deposited on road and car surfaces today, the residents and tenants realize that this is temporary until construction in the area is completed. The dust generated by the requested surface will be a constant problem forever.

The variances requested show that the owner of the property is clearly planning to have far too much built on too small a property. The reasons that these setback distances were established in Baltimore County were made to prevent this hodge podge type of development. There is no reason to grant the variances that so clearly snub the letter and the intent of the development guidelines.

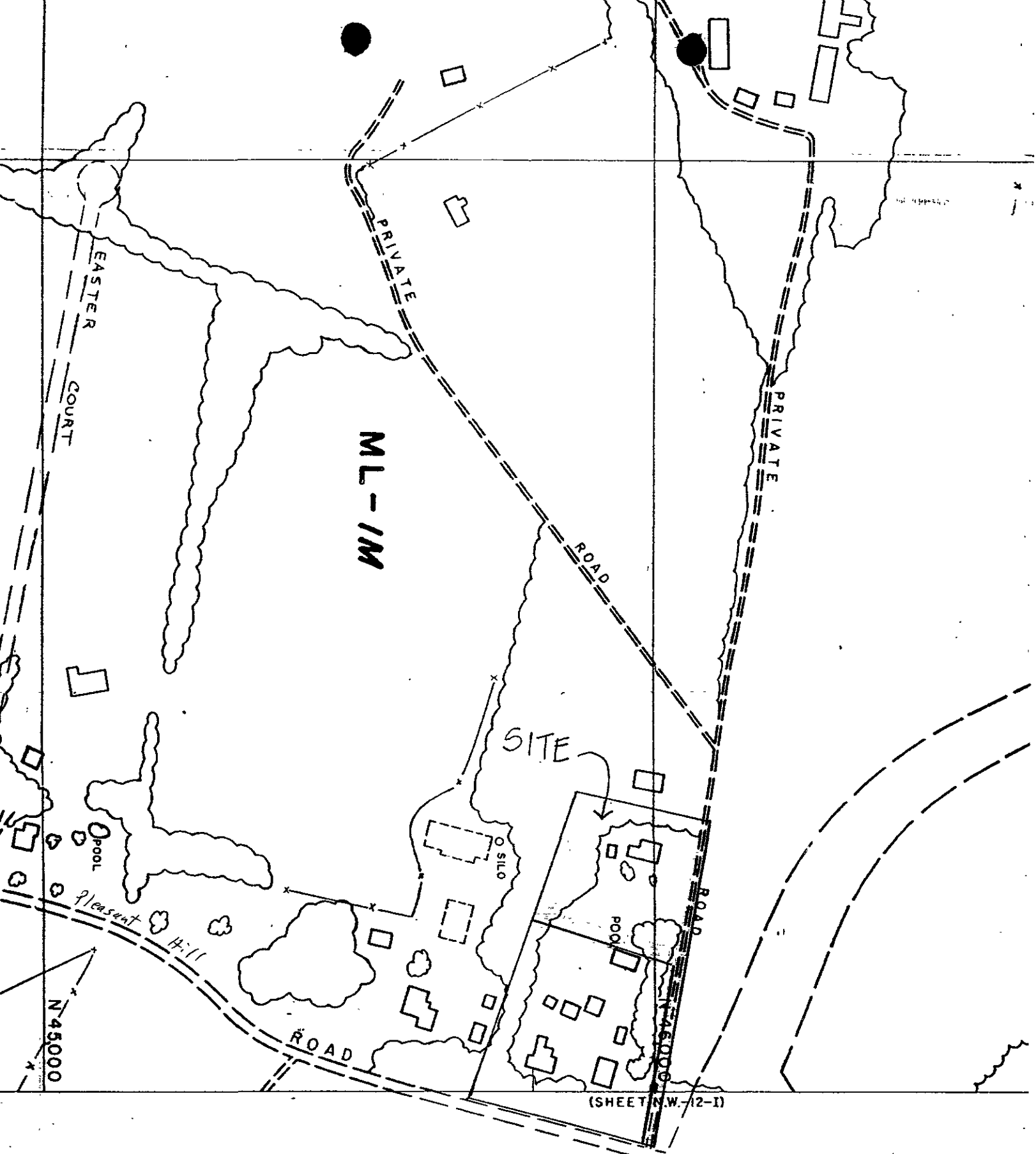
Since the size of the property is clearly too small for the expansion that is planned, logic would indicate that the success of the project would be in jeopardy and would force the owners to substantially alter their facility further which would require the granting of additional variances. It is felt that this is only the beginning of future assaults on the developmental guidelines.

By granting the asked for variances, this property will become a constant source of traffic problems, congestion, dirt, dust and annoyance to the surrounding area. We ask that you avoid this negative impact by not granting the variances requested.

Yours truly,  
RENEW, Inc.

  
Bill Bralove, President





**CHARLES R. CROCKEN & ASSOC., INC.**

Civil Engineering & Land Planning

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PIKEVILLE AUTO

ZONING MAP (HW-12J & NW-12I)

1" = 200'

#390

